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# 25 Kremlin Drive, Liverpool L13 7BU

\*GUIDE PRICE £90,000+



- **Six bed end town house. Good order throughout. Double glazing. Central heating.**

**Description** A good sized six bedroomed end town house property benefiting from double glazing and central heating. The property is in good order and would be suitable for immediate occupation or investment purposes. Alternatively the property would be suitable for possible flat conversion or HMO Investment purposes, subject to any necessary planning consents. If the property was let to 7 tenants at £75 pppw the potential rental income would be in excess of £27,300 per annum.



Not to scale. For identification purposes only

**Situated** Off Queens Drive in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Ground Floor** Porch Entrance, Hall, Bathroom/WC, Lounge, Dining Room, Morning Room, Kitchen.

**First Floor** Three bedrooms, Shower Room/WC.

**Second Floor** Three Bedrooms.

**Outside** Gardens Front & Rear.

**EPC Rating** F